

## **BUY-TO-LET PROPERTY INVESTMENT WITHOUT THE HASSLE**

London property management specialists Alivin Place has launched a management service for property investors that makes buy-to-let as straightforward as any other financial or investment product.

The service offers consistent, comprehensive and continuous property management at fees below those offered by any other leading agency.

“Many people are wary of property investment because they fear that it can be time consuming and unpredictable. There are plenty of letting agents and property managers, but none that offer the truly comprehensive service offered by Alivin Place. We pride ourselves on proactively managing property and so avoiding problems, rather than just reacting to them when they arise,” said Jonathan Alvin, managing director of Alivin Place.

Alvin set up the company in 1994, initially to manage his own buy to let property portfolio. His own experience of the pitfalls and frustrations of managing tenanted property in his spare time gave him the impetus to develop a comprehensive property management service.

Alivin Place is the only property management company that offers a truly comprehensive service covering the whole spectrum of management needs, including lettings through multiple local agents, day-to-day management, decoration and repair, and looking after a property when it is vacant.

“Unlike other agencies, we are 100% dedicated to property management, and we offer a hands on, rather than an outsourced service. We charge market rates for tradesmen, are available 24-hours a day and guarantee we can get to a property within the hour. We visit every property four times per year, and provide thorough maintenance reviews every six months. In short, we offer complete peace of mind at very competitive rates, taking the hassle out of residential property investment,” Alvin added.

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The Alivin Place property management service is unique in London, because it:

- Manages all aspects of each property, including lettings.
- Co-ordinates lettings and uses multiple agents – usually six or more agents for each property.
- Letting fees are set at eight per cent – two to three per cent lower than other London agents. Owners can save up to 30 per cent with Alivin Place.
- Long term management consistency is possible because regardless of the letting agent, all services carry over throughout multiple tenancies and void periods.
- Effective marketing of properties with high quality materials including descriptions, comprehensive photography and floor-plans.
- Offers void management – ensuring consistent, long term management of every property.
- Keeps detailed records of all activities and incidents and regular activity reports

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**FURTHER MEDIA INFORMATION FROM:**

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